

Appendix B

LAND USE SCENARIOS

Neighborhood Center Land Use Scenarios

Problem and Opportunity

Many of the land uses existing within the boundaries of the Normandale Lake Area Study (NLAS) are expected to remain over the next 20 years. However, several of the commercial and residential structures east of Normandale and south of American and 82nd Street are approaching functional obsolescence. With a growing office and residential customer base in its service area, the existing neighborhood center has the potential to be redeveloped and reconfigured into a much more attractive center that benefits its whole residential and commercial service area. To this end, several future land use and circulation pattern scenarios have been developed as an essential first step in evaluating the future development potential of the neighborhood center.

General Comments and Assumptions

- The former Seagate building (5100 W. 82nd) is proposed to develop with approximately 418 apartments. This results in an overall increase of residents in the neighborhood center's market area.
- Stanley Road will be extended north of W. 82nd Street to connect with American Boulevard.
- Urban design improvements to provide district character will occur in conjunction with new (re)development and/or street (re)construction.
- The Holiday Station and Highland Bank buildings will remain and become part of the redeveloped neighborhood center in all alternatives.
- I-494/TH 100 interchange improvements will result in closing the northern portion of the frontage road on the east side of Norm andale Boulevard.

Appendix B Land Use Scenarios

Four scenarios were developed for guiding future land use in the area east of Normandale Boulevard. Planning staff favors *Alternative B*, which proposed an increase in the size of the neighborhood commercial center potentially making it more attractive for redevelopment. It also maintains a similar amount of multiple-family residential as currently exists in the area and locates it to provide a transition/buffer between existing single family neighborhoods to the east and more intense commercial and freeway-oriented uses to the west and north. This alternative could also be modified to include the transit hub shown in *Alternatives C and D*.

Narrative and graphic descriptions of each land use alternatives follow.

Appendix C Circulation Scenarios

Five scenarios were developed for reconfiguring vehicle access and land parcels in the area east of Normandale and south of W. 82nd Street. Planning staff favor *Concepts 1 and 3*, which provide an east-west through-street to enhance circulation through this area for vehicles, as well as pedestrians and bicyclists.

Narrative and graphic descriptions of each concept follow the land use alternatives. See **Appendix C**.

Alternative A

Characteristics

- Properties abutting I-494 designated for freeway oriented service (e.g. hotel) and office uses. Southgate office building assumed to remain. Existing hotels are assumed to remain. It is assumed that the existing carpet store, Nissan dealer, and Bally's health club properties will redevelop. Zoning should restrict retail to limited or accessory uses.
- Areas currently designated for multiple-family residential uses will be rehabilitated or redevelop with new multiple-family uses. These may occur at higher densities with integrated (possibly structured) parking.
- The shopping center area along W. 84th Street will redevelop with a mix of commercial uses, including neighborhood oriented retail, small offices, and restaurants.

General Analysis

Pros

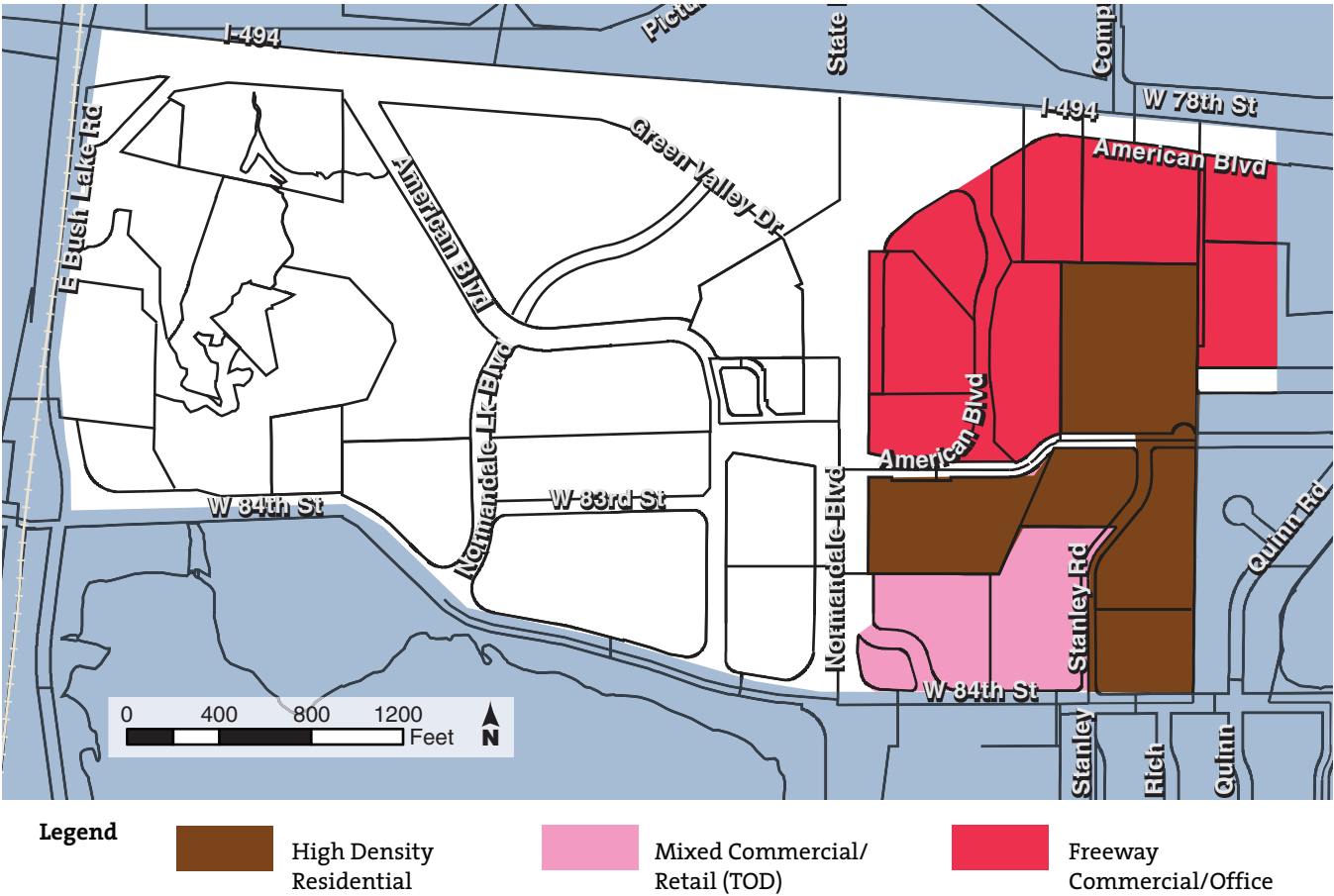
- Multiple-family development provides a buffer and height transition between existing single-family neighborhood to the east and the commercial and freeway oriented uses to the north and west.
- Increase in residential density may foster redevelopment of the commercial/retail shopping node.
- Increase in land area for residential uses and increased density may boost local transit use and enhanced transit service and facilities.

Cons

- Small parcel sizes may require site assembly to foster commercial/retail redevelopment.
- Small parcel sizes may result in need for shared and/or structured parking for both multiple-family residential and commercial/retail uses. This would make redevelopment more expensive.
- Some residential "sandwiched" between freeway-oriented commercial uses and retail commercial uses. Careful design required to ensure compatibility.

NORMANDALE LAKE DISTRICT PLAN

Alternative A



Alternative B

Characteristics

- Properties abutting I-494 designated for freeway oriented service (e.g. hotel) and office uses. Southgate office building assumed to remain. Existing hotels are assumed to remain. It is assumed that the existing carpet store, Nissan dealer, and Bally's health club properties will redevelop. Zoning should restrict retail to limited or accessory uses.
- Increased area designated for commercial/retail land uses. This area could include some integrated residential uses if developed as a mixed use project.
- Amount of area designated for multiple-family residential will remain similar to current conditions, although the locations will change.

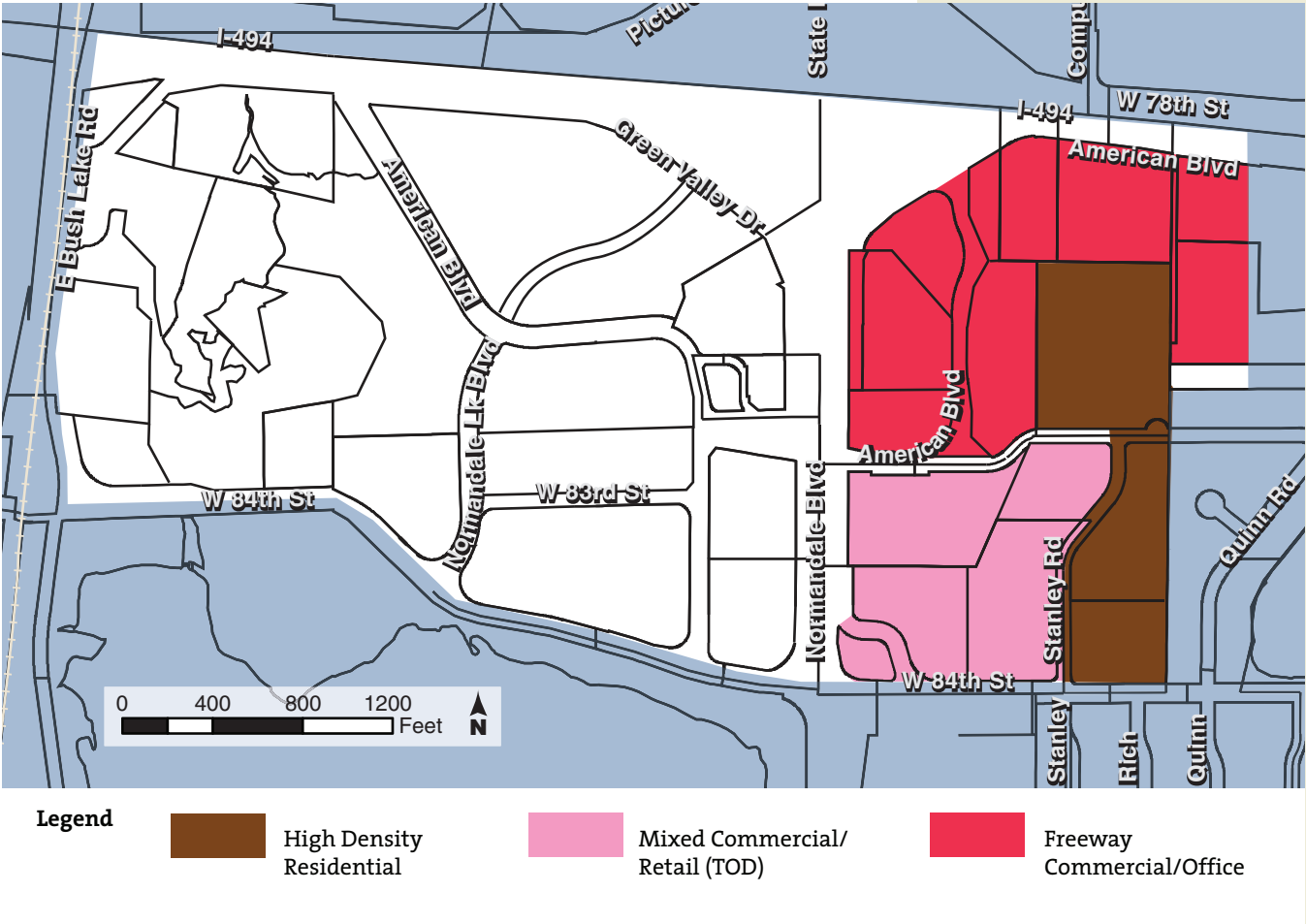
Pros

- Multiple-family development provides a buffer and height transition between existing single-family neighborhood to the east and the commercial and freeway oriented uses to the north and west.
- Expanded area designated for commercial/retail may improve potential for redevelopment, although assembly of small parcels will be required. This area could also include integrated residential uses if developed as a mixed use or transit-oriented development (TOD) project.
- Adjacent commercial/retail uses and hotels may foster a market for supportive or symbiotic uses.
- Commercial/retail uses adjacent to American Boulevard enhances access for employees of office park west of Normandale Boulevard.

Cons

- Small parcel sizes may require site assembly to foster commercial/retail redevelopment.

Alternative B



Alternative C

Characteristics

- The former Seagate building (5100 W. 82nd) is the only property assumed to be developed with multiple-family residential uses in this scenario. Existing multiple family developments are proposed to be redeveloped with commercial/retail uses.
- Properties abutting I-494 designated for freeway oriented service (e.g. hotel) and office uses. Southgate office building assumed to remain. Existing hotels are assumed to remain except the La Quinta, which is assumed to redevelop with commercial/retail use. It is assumed that the existing carpet store, Nissan dealer, and Bally's health club properties will redevelop. Zoning should restrict retail to limited or accessory uses.
- The Pacer Center property is proposed to redevelop as a transit station/hub. This may provide for limited transit rider parking, kiss 'n' ride drop-off, bus layover, and a larger than typical transit stop. It will be important to ensure good pedestrian and bicycle access in conjunction with the urban design enhancements.
- This includes the largest area designated for commercial/retail uses of all scenarios. This area could also include integrated residential uses if developed as a mixed use or transit-oriented development (TOD) project.

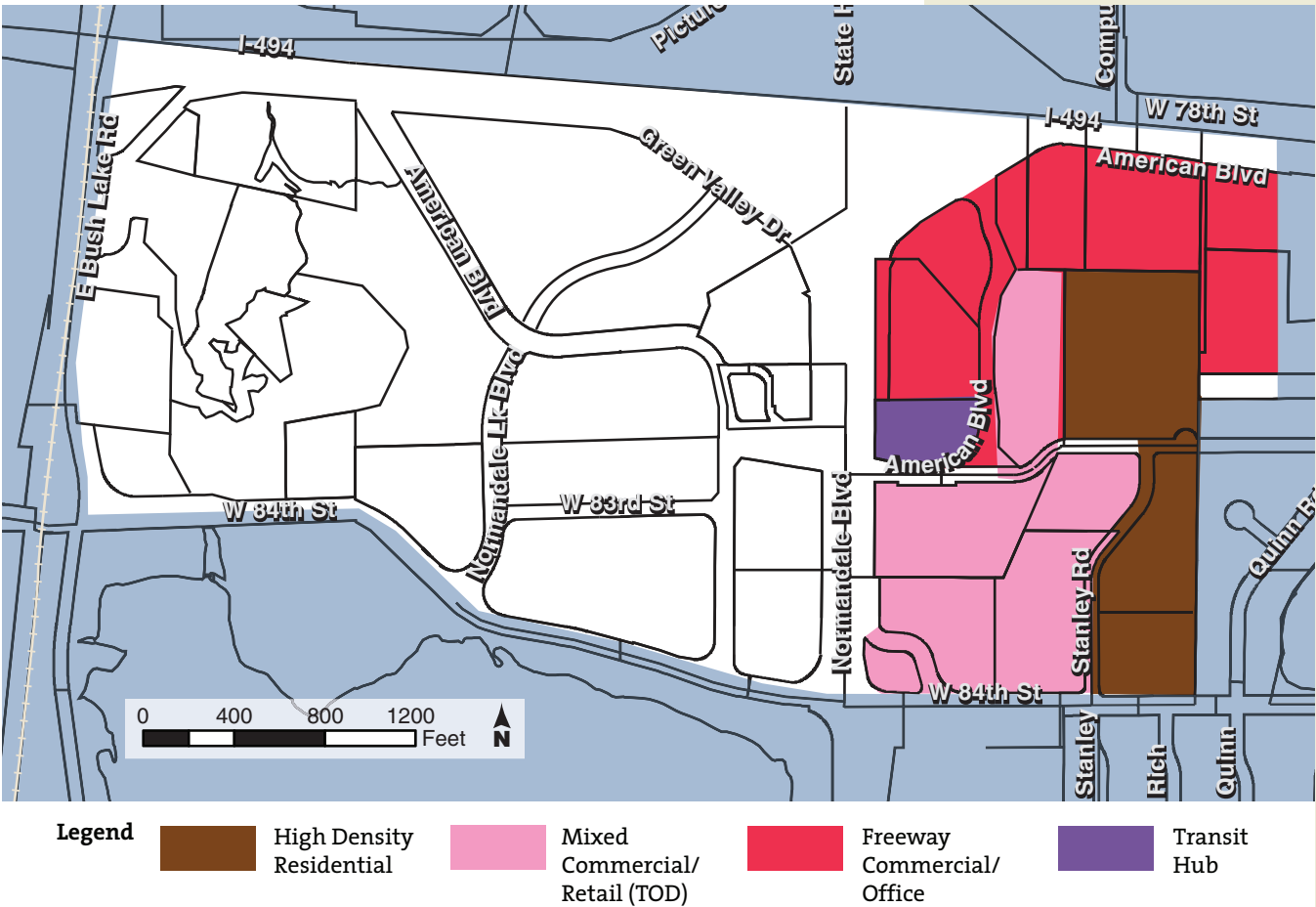
Pros

- Expanded area designated for commercial/retail may improve potential for redevelopment, although assembly of small parcels will be required.
- Commercial/retail uses adjacent to American Boulevard enhances access for employees of office park west of Normandale Boulevard.
- Development of a transit station/hub could increase transit ridership and foster TOD.

Cons

- Commercial/retail uses adjacent to existing single-family residential will require careful design and buffering to ensure compatibility.
- Large amount of commercial/retail may result in increase in area traffic.
- Amount of commercial/retail proposed may exceed market demand for space in the area.
- Small parcel sizes require assembly to foster commercial/retail redevelopment.
- Reduction in land area designated for multiple-family residential may decrease or limit transit demand.

Alternative C



Alternative D

Characteristics

- The former Seagate building (5100 W. 82nd) the adjacent hotel (La Quinta) site are proposed to redevelop with multiple-family residential uses. Existing multiple family developments are proposed to be redeveloped with commercial/retail uses.
- The amount of area designated for multiple-family residential will remain similar to current conditions, although the locations will change.
- Properties abutting I-494 designated for freeway oriented service (e.g. hotel) and office uses. Southgate office building assumed to remain. Existing hotels are assumed to remain except the La Quinta, which is assumed to redevelop with multiple-family residential use. It is assumed that the existing carpet store, Nissan dealer, and Bally's health club properties will redevelop. Zoning should restrict retail to limited or accessory uses.
- The Pacer Center property is proposed to redevelop as a transit station/hub. This may provide an area for limited transit rider parking, kiss 'n' ride drop-off, bus layover, and a larger than typical transit stop. It will be important to ensure good pedestrian and bicycle access in conjunction with the urban design enhancements.
- Commercial/retail uses proposed on both sides of Stanley Ave. This results in a fairly large commercial node. This area could include some integrated residential uses if developed as a mixed use/TOD project.

Pros

- Expanded area designated for commercial/retail may improve potential for redevelopment, although assembly of small parcels will be required.
- Commercial/retail uses adjacent to American Boulevard enhances access for employees of office park west of Normandale Boulevard.
- Development of a transit station/hub could increase transit ridership and foster TOD.
- Multiple-family residential adjacent to transit station would increase transit ridership.

Cons

- Commercial/retail uses adjacent to existing single-family residential will require careful design and buffering to ensure compatibility.
- Large amount of commercial/retail may result in increase in area traffic.
- Amount of commercial/retail may exceed market demand for the area.
- Small parcel sizes require assembly to foster commercial/retail redevelopment.

Alternative D

